

Mountain Valley Pipeline, LLC

v.

Easements to Construct, etc., et al.

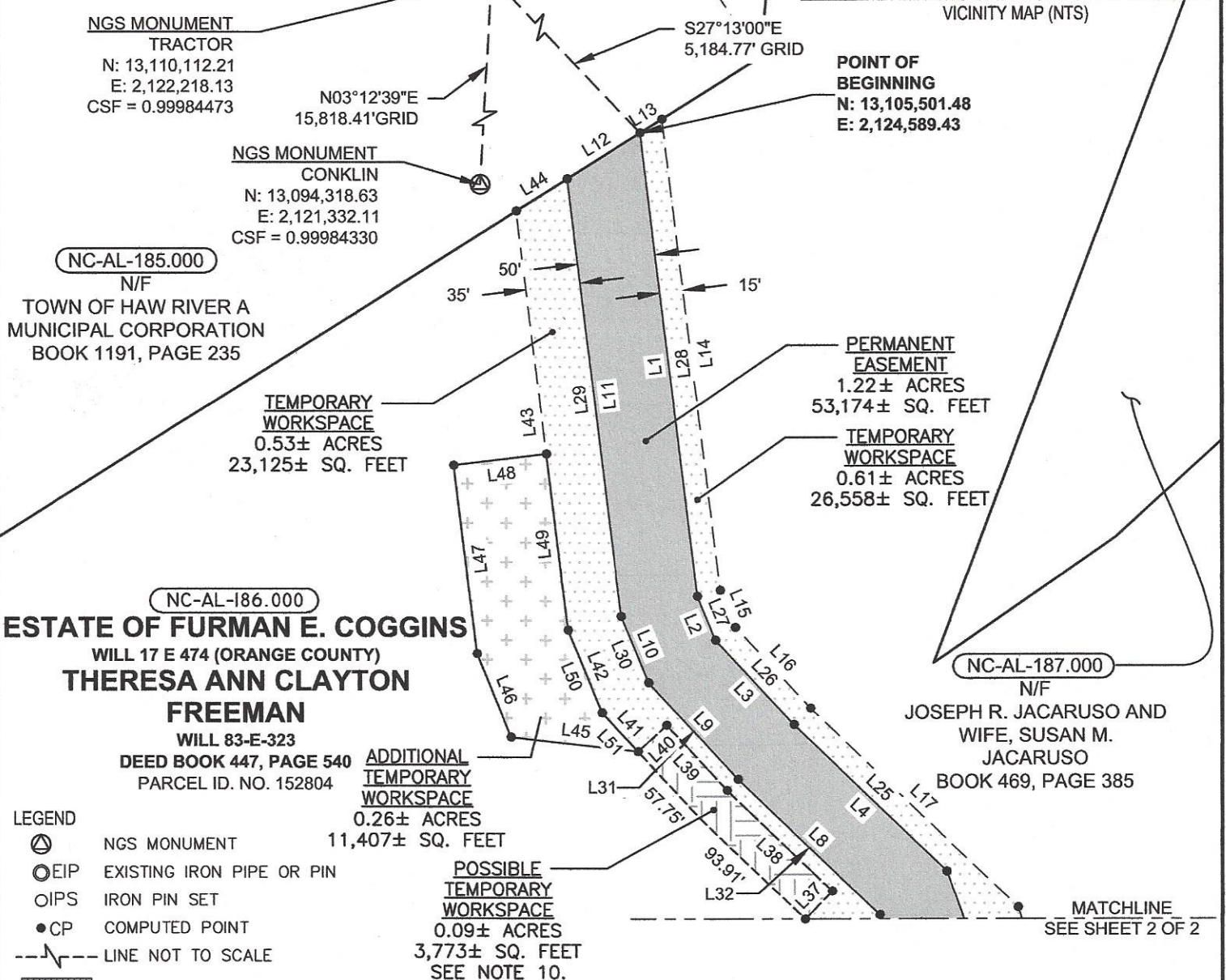
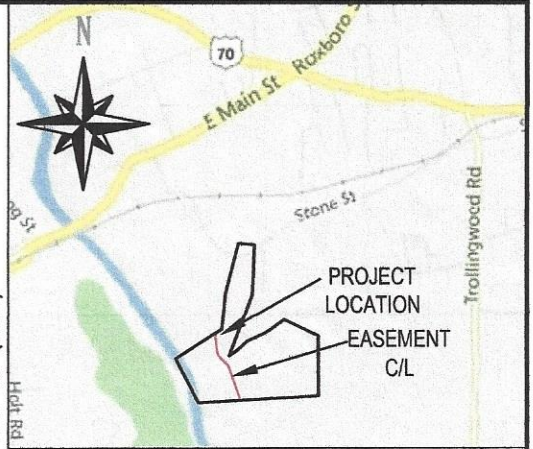
Exhibit 31 to Complaint

Map of MVP Parcel No. NC-AL-186.000

EXHIBIT A

NOTES

1. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES, A PROJECT SCALE FACTOR (PSF) OF 0.99979557 WAS ESTABLISHED FOR THIS PROJECT. TO OBTAIN GROUND DISTANCE, DIVIDE THE DISTANCE SHOWN BY THE PSF.
2. AREAS DETERMINED BY COORDINATE METHOD.
3. AREAS SHOWN ARE SUBJECT TO EASEMENT OF RECORD.
4. RECORD REFERENCES: WILL 17 E 474 (ORANGE COUNTY); WILL 83-E-323; DEED BOOK 447, PAGE 540.
5. PARCEL ID: 152804
6. PROPERTY LINES SHOWN ARE BASED ON EXISTING DEEDS, PLATS AND VISIBLE MONUMENTATION DISCOVERED ALONG PROJECT AREA.
7. THIS SURVEY IS REFERENCED TO THE UTM ZONE 17 N NAD 83 (2011).
8. ALL CORNERS ARE AS NOTED.
9. THIS PLAT IS FOR EASEMENT ACQUISITION PURPOSES ONLY AND IS NOT TO BE CONSIDERED A BOUNDARY SURVEY OF THE PARENT TRACT.
10. TEMPORARY EASEMENT TO BE ACQUIRED.



LEGEND

- NGS MONUMENT
- EXISTING IRON PIPE OR PIN
- IRON PIN SET
- COMPUTED POINT
- LINE NOT TO SCALE
- PERMANENT ACCESS ROAD
- TEMPORARY ACCESS ROAD
- PERMANENT EASEMENT
- TEMPORARY WORKSPACE
- ADDITIONAL TEMPORARY WORKSPACE (A.T.W.S.)
- POSSIBLE TEMPORARY WORKSPACE

I, Thomas Warner Kimmel, certify that this plat is of a PERMANENT EASEMENT for a public utility as defined in GS 62-3; that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in Will 17 E 474 (Orange County); Will 83-E-323; deed book 447, page 540) that the ratio of precision as calculated is 1:10,000±; that the Global Positioning System (GPS) observations were performed to the Geospatial Positioning Accuracy Standards, Part 2: Standards for Geodetic Networks at the Class "A" accuracy classification (95% confidence) using RTK/VRS networks and traditional traverses.

That this plat meets the requirements of G.S. 47-30 section (f)(11)(c).

This 26th day of June, 2020

THOMAS WARNER KIMMEL, PLS L 3674

LAND OWNER INITIALS: _____

DATE: _____

TRC ENGINEERS, INC
2200 LIBERTY AVENUE,
SUITE 100
PITTSBURGH, PA 15222
PH: (724) 749-8572 tkimmel@trcsolutions.com
NC CORPORATE LICENSE No. F-0591



ESTATE OF FURMAN E. COGGINS
THERESA ANN CLAYTON FREEMAN

	sq. ft.	acres
AREA OF PERMANENT EASEMENT:	53,174±	1.22 ACRES
AREA OF TEMPORARY WORKSPACE:	49,683±	1.14 ACRES
AREA OF ADDITIONAL TEMPORARY WORKSPACE:	30,060±	0.68 ACRES
AREA OF POSSIBLE TEMPORARY WORKSPACE:	4,012±	0.10 ACRES

CENTERLINE OF EASEMENT: 1,063± feet 64.42± rods

SEE SHEET 3 OF 3 FOR LINE TABLES

EASEMENT SURVEY
FOR MVP SOUTHGATE
TOWNSHIP OF HAW RIVER
ALAMANCE COUNTY, NORTH CAROLINA



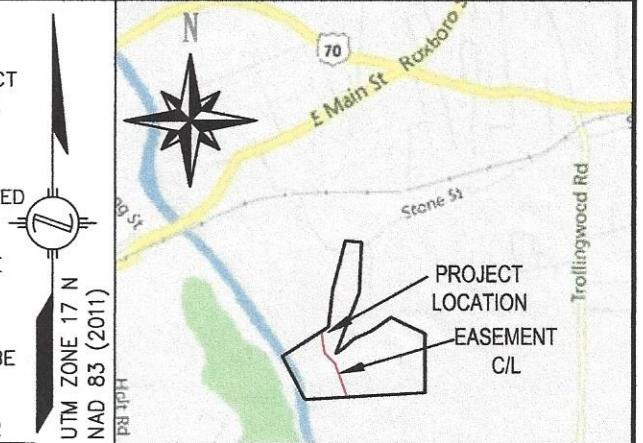
PIPELINE EASEMENT IN PROPERTY OF
ESTATE OF FURMAN E. COGGINS
THERESA ANN CLAYTON FREEMAN
NC-AL-186.000
WILL 17 E 474 (ORANGE COUNTY); WILL 83-E-323
DEED BOOK 447, PAGE 540

Drawn By:	Chk'd By:	App'd By:	TRC Proj. No.	Scale:
TCM	DD	TWK	300423	1"=100'
Drawn Date:	6/25/20		Sheet:	1 OF 3
GRAPHIC SCALE IN FEET				
100 50 0 100				
REVISIONS				
1	10/30/18		ISSUE FOR REVIEW	
2	2/7/19	DJB	UPDATED OWNER INFO	DD
3	6/1/20	MSF	GENERAL REVISIONS	TWK
No.	Date	Rev By	Description	Checked

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EXHIBIT A



VICINITY MAP (NTS)

SEE SHEET 1 OF 2
MATCHLINE

NC-AL-186.000

ESTATE OF FURMAN E. COGGINS
WILL 17 E 474 (ORANGE COUNTY)
THERESA ANN CLAYTON
FREEMAN

WILL 83-E-323
DEED BOOK 447, PAGE 540
PARCEL ID. NO. 152804

**ADDITIONAL
TEMPORARY
WORKSPACE**
0.22± ACRES
9,747± SQ. FEET

**TEMPORARY
WORKSPACE**
0.53± ACRES
23,125± SQ. FEET

**TEMPORARY
WORKSPACE**
0.61± ACRES
26,558± SQ. FEET

**ADDITIONAL
TEMPORARY
WORKSPACE**
0.20± ACRES
8,906± SQ. FEET

**POSSIBLE
TEMPORARY
WORKSPACE**
0.01± ACRES
239± SQ. FEET
SEE NOTE 10.

**PERMANENT
EASEMENT**
1.22± ACRES
53,174± SQ. FEET

NC-AL-188.000
N/F
BURNT SHOPS, INC.
DEED BOOK 1074, PAGE 395

LEGEND

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- EXISTING IRON PIPE OR PIN
- IRON PIN SET
- COMPUTED POINT
- LINE NOT TO SCALE
- PERMANENT ACCESS ROAD
- TEMPORARY ACCESS ROAD
- PERMANENT EASEMENT
- TEMPORARY WORKSPACE
- ADDITIONAL TEMPORARY WORKSPACE (A.T.W.S.)
- POSSIBLE TEMPORARY WORKSPACE

SEE SHEET 1 FOR LAND SURVEYOR'S CERTIFICATE.



LAND
OWNER
INITIALS: _____
DATE: _____

SEE SHEET 3 OF 3 FOR LINE TABLES

EASEMENT SURVEY FOR MVP SOUTHGATE TOWNSHIP OF HAW RIVER ALAMANCE COUNTY, NORTH CAROLINA			
PIPELINE EASEMENT IN PROPERTY OF ESTATE OF FURMAN E. COGGINS THERESA ANN CLAYTON FREEMAN NC-AL-186.000 WILL 17 E 474 (ORANGE COUNTY); WILL 83-E-323 DEED BOOK 447, PAGE 540			
Drawn By: TCM	Chk'd By: DD	App'd By: TWK	Scale: 1"=100'
Drawn Date: 6/25/20			Sheet: 2 OF 3
GRAPHIC SCALE IN FEET			
REVISIONS			
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No.	Date	Rev By	Description
			Checked

EXHIBIT A

PERMANENT EASEMENT		
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S06°59'58"E	298.95'
L2	S22°14'10"E	30.39'
L3	S42°51'16"E	73.94'
L4	S46°10'40"E	135.71'
L5	S20°06'56"E	538.25'
L6	S86°48'12"W	52.26'
L7	N20°06'56"W	511.47'
L8	N46°10'40"W	125.59'
L9	N42°51'16"W	84.48'
L10	N22°14'10"W	46.17'
L11	N06°59'58"W	282.04'
L12	N57°44'12"E	55.29'

TEMPORARY WORKSPACE		
LINE TABLE		
LINE	BEARING	DISTANCE
L13	N57°44'12"E	16.59'
L14	S06°59'58"E	304.02'
L15	S22°14'10"E	25.65'
L16	S42°51'16"E	70.77'
L17	S46°10'40"E	184.27'
L18	S20°06'57"E	25.98'
L19	S20°06'56"E	372.11'
L20	S20°06'56"E	100.00'
L21	S69°53'01"W	25.00'
L22	S20°06'56"E	5.78'
L23	S86°48'12"W	10.45'
L24	N20°06'56"W	538.25'
L25	N46°10'40"W	135.71'
L26	N42°51'16"W	73.94'
L27	N22°14'10"W	30.39'
L28	N06°59'58"W	298.95'
L29	S06°59'58"E	282.04'
L30	S22°14'10"E	46.17'
L31	S42°51'16"E	84.48'
L32	S46°10'40"E	125.59'
L33	S20°06'56"E	511.47'
L34	S86°48'12"W	15.68'
L35	N20°06'56"W	457.91'
L36	N46°10'40"W	70.12'
L37	N43°49'20"E	25.00'
L38	N46°10'40"W	93.18'
L39	N42°51'16"W	57.03'
L40	S47°08'44"W	25.00'
L41	N42°51'16"W	34.11'
L42	N22°14'10"W	57.22'
L43	N06°59'58"W	270.20'
L44	N57°44'12"E	38.70'

ADDITIONAL TEMPORARY WORKSPACE		
LINE TABLE		
LINE	BEARING	DISTANCE
L45	N83°32'27"W	82.09'
L46	N22°14'10"W	57.75'
L47	N06°59'58"W	121.43'
L48	N83°00'02"E	60.00'
L49	S06°59'58"E	113.41'
L50	S22°14'10"E	57.22'
L51	S42°51'16"E	34.11'
L52	S46°10'40"E	70.12'
L53	S20°06'56"E	144.73'
L54	S69°53'04"W	50.00'
L55	N20°06'56"W	133.16'
L56	N46°10'40"W	41.86'
L57	N25°22'01"E	52.71'
L58	N20°06'56"W	100.00'
L59	N69°53'04"E	89.06'
L60	S20°06'56"E	100.00'
L61	S69°53'04"W	89.06'

SEE SHEETS 1-2 OF 3 FOR GRAPHICS AND LABELS.



LAND
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INITIALS: _____

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